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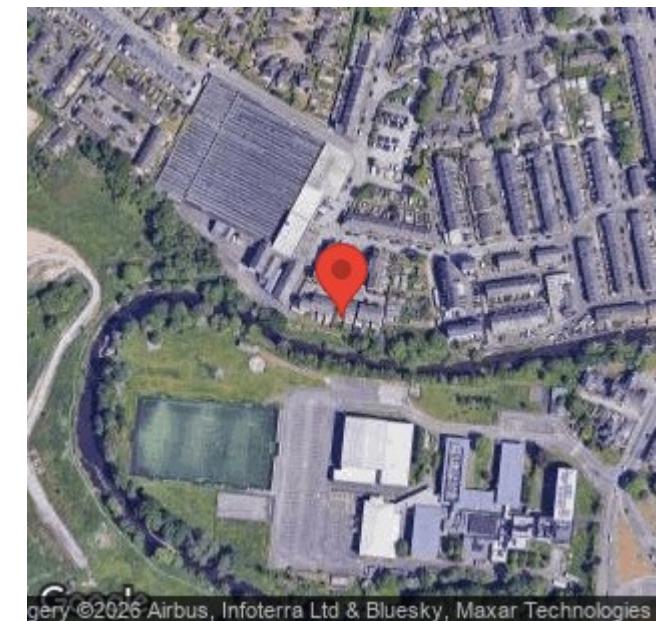
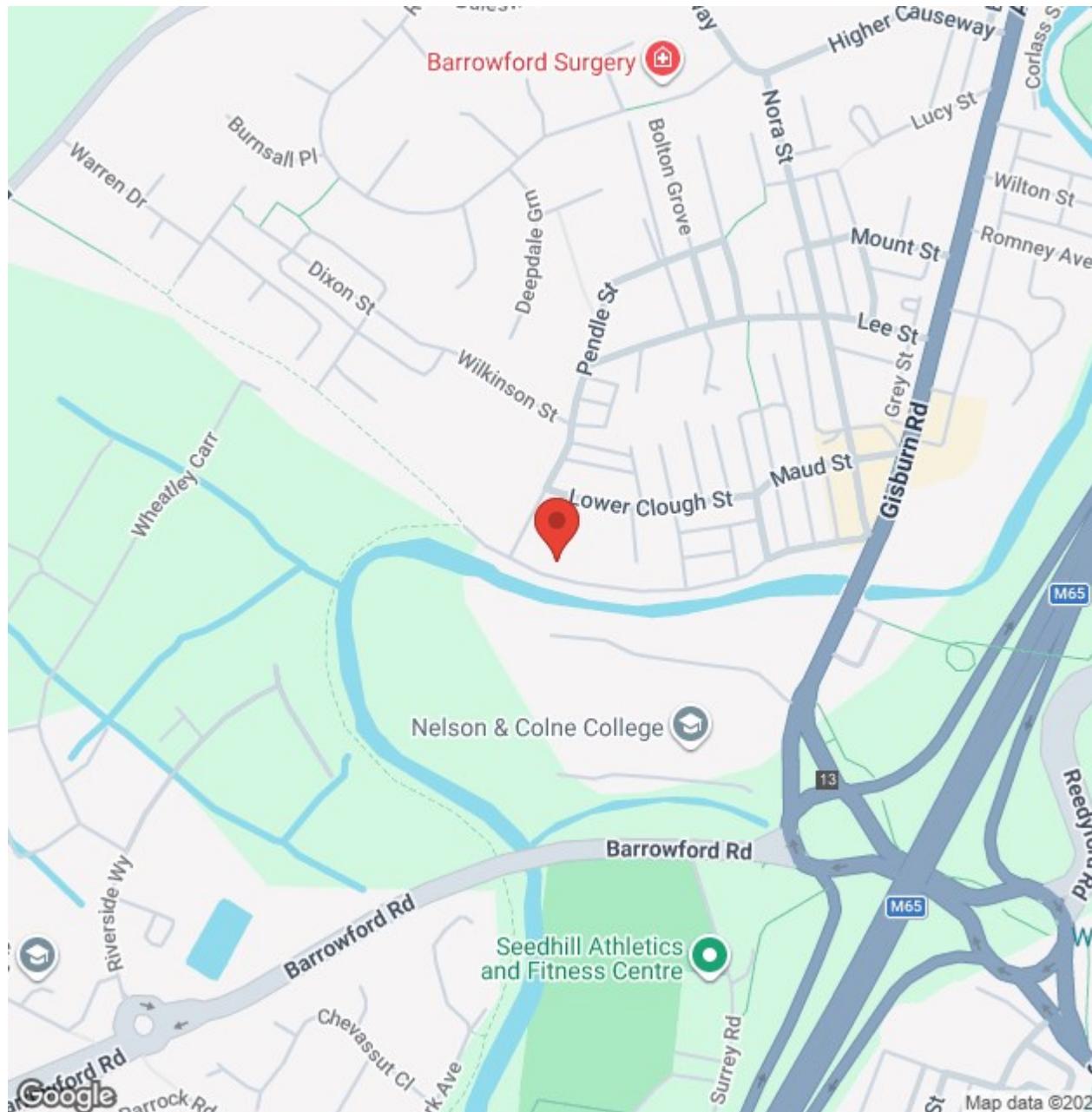
## Lower Clough Fold, Barrowford

### Offers In The Region Of £219,950

- Modern three-storey townhouse in a sought-after Barrowford location
- Three bedrooms including master with en-suite shower room
- Spacious first-floor living room and contemporary breakfast kitchen
- Ground floor study, utility room and integral garage
- Low-maintenance rear courtyard patio and off-road parking
- Close to village amenities, schools and transport links

Nestled within a highly sought-after residential development, this beautifully presented three-bedroom townhouse offers spacious and versatile living accommodation arranged over three floors. Boasting a modern breakfast kitchen, integral garage, utility room, study, and a master bedroom with en-suite facilities, this home is ideal for families or professionals seeking style and convenience in equal measure. Externally, the property benefits from off-road parking to the front and a low-maintenance courtyard-style garden to the rear—perfect for relaxing or entertaining outdoors. Located just a short distance from Barrowford's boutique shops, cafés, and reputable schools, this property offers the perfect balance of modern living and village charm.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A welcoming entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Finished in neutral tones with wood-effect flooring and decorative coving, the space offers a warm first impression and ample room for hallway furniture. Doors lead to the office/study, utility room, ground floor WC, and integral garage.

#### GROUND FLOOR WC

With a low level wc and a wash basin

#### UTILITY ROOM 8'11" x 6'9" (2.73m x 2.06m)

Located on the ground floor, the utility room is fitted with a matching range of base and wall units with complementary work surfaces, stainless steel sink unit, and plumbing for laundry appliances. A part-glazed external door provides access to the rear patio area, while the space is finished with spot lighting and practical flooring—ideal for everyday household use.

#### OFFICE / STUDY 9'0" x 9'5" (2.76m x 2.89m)

Situated on the ground floor, this versatile room is currently used as a home office but could equally serve as a study, playroom, or guest bedroom if desired. It features a large window allowing plenty of natural light, neutral décor with a bold feature wall, and ample floor space for multiple desks or furnishings. A highly practical and adaptable area, ideal for home working or quiet retreat.

#### INTEGRAL GARAGE 16'9" x 8'8" (5.11m x 2.65m)

Accessed internally from the entrance hall and externally via a garage door, the integral garage provides secure parking and additional storage space. It also offers potential for conversion, subject to the relevant permissions, if further living space is desired.

### FIRST FLOOR / LANDING

#### LIVING ROOM 13'6" x 16'6" (4.14m x 5.05m)

Positioned on the first floor, this beautifully presented living room offers a bright and spacious setting ideal for both relaxation and

entertaining. Two large windows flood the space with natural light, complementing the tasteful décor and feature birch-effect wallpaper. The room provides ample space for a large corner suite and additional furnishings, while neutral carpeting and contemporary light fittings add a warm, inviting atmosphere. An open aspect leads seamlessly through to the breakfast kitchen, creating a superb flow between the main living areas.

#### BREAKFAST KITCHEN 15'8" x 9'8" (4.80m x 2.97m)

A stunning, contemporary breakfast kitchen fitted with a sleek range of gloss wall and base units complemented by contrasting work surfaces and under-cabinet lighting. This impressive space is equipped with integrated appliances including a double oven, gas hob with extractor, and fridge-freezer, with ample storage and workspace throughout. There's a dedicated dining area with room for a family table, making this a perfect spot for relaxed meals and entertaining. Finished with wood-effect flooring, inset spotlights, and dual windows providing excellent natural light, this kitchen beautifully combines style, practicality, and a sense of modern elegance.

#### SECOND FLOOR / LANDING

#### BEDROOM ONE 10'9" x 10'9" (3.30m x 3.30m)

A well-proportioned double bedroom located on the second floor, featuring a neutral décor and a large window allowing plenty of natural light. The room offers ample space for bedroom furnishings and wardrobes, while also benefiting from access to a private en-suite shower room. A comfortable and peaceful space ideal for relaxation.

#### ENSUITE SHOWER ROOM 7'7" x 5'3" (2.33m x 1.62m)

A modern en-suite shower room comprising a corner shower enclosure, wash basin set within a fitted vanity unit, and low-level WC. Finished with part-tiled walls, contrasting floor tiles, and a heated towel rail. A Velux skylight allows natural light to flow through, creating a bright and airy feel.

#### BEDROOM TWO 10'4" x 8'11" (3.15m x 2.72m)

A spacious double bedroom located to the rear of the property, finished in a modern colour palette with ample room for furnishings. The room benefits from a large window allowing for plenty of natural light, creating a bright and comfortable space ideal as a guest room, teenager's bedroom, or additional family room.

#### BEDROOM THREE 9'4" x 7'4" (2.86m x 2.25m)

A well-presented single bedroom with a bright and cheerful feel, positioned to the rear of the property. The room offers ample space for a single bed, desk, or dressing table and is ideal as a child's bedroom, nursery, or hobby room. Finished with neutral carpeting and modern décor.

#### BATHROOM 5'6" x 7'8" (1.70m x 2.34m)

A modern three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, wash basin, and low-level WC. Finished with full-height tiling, chrome fittings, and recessed ceiling spotlights, the space offers a clean and contemporary design.

### LOCATION

Situated within a highly regarded residential development in the heart of Barrowford, this property is just a short walk from the village's boutique shops, cafés, restaurants, and Booths supermarket. Barrowford offers the perfect blend of modern convenience and rural charm, with scenic countryside walks, Barrowford Park, and the Pendle Heritage Centre all nearby. Excellent transport links via the M65 provide easy access to Burnley, Preston, and Manchester, while well-regarded local schools such as St Thomas Primary and Pendle Vale College make the area ideal for families.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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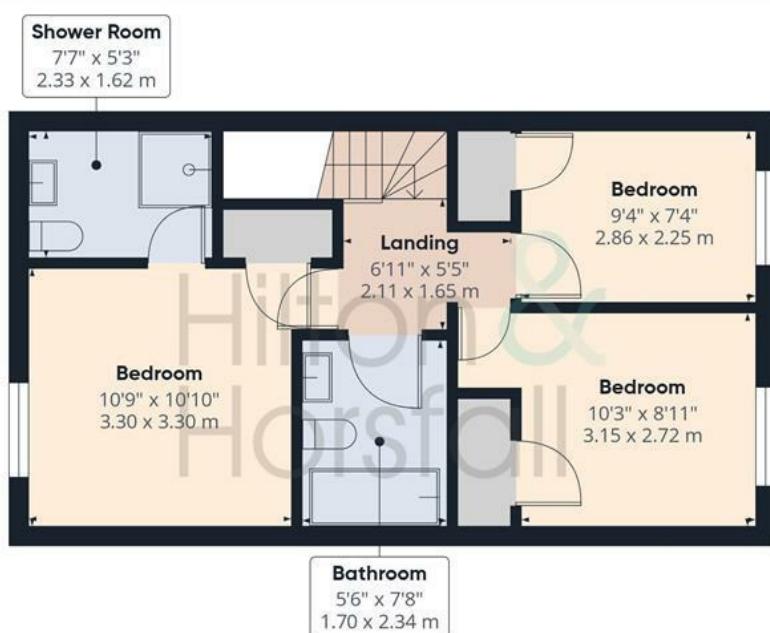
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## OUTSIDE

To the front of the property is a private driveway providing off-road parking and access to the integral garage. To the rear lies a fully enclosed, low-maintenance courtyard patio—perfect for outdoor dining or relaxing. The space is neatly presented with paved seating areas and raised planted borders, offering a private and easily managed outdoor retreat.



Approximate total area<sup>(1)</sup>

1354 ft<sup>2</sup>

125.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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